

# *Centennial North Planned Unit Development Amendment*

**ORDINANCE NO. 09-03**

**An ordinance amending the Zoning Ordinance of the City of Westfield, Indiana**

**January 15, 2009**

## **ORDINANCE NO. 09-03**

### **An Ordinance of the City of Westfield, Indiana Amending the Centennial North Planned Unit Development Ordinance**

This PUD Ordinance Amendment (the "Amendment") amends the Centennial North Planned Unit Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Centennial North PUD"), enacted by the City of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

#### **WITNESSETH:**

**WHEREAS**, the Area Plan Commission of the City of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by the Estridge Development Company, Inc. for the real estate containing approximately 118.193 acres more or less, legally described on Exhibit "E" hereto, and located in the City of Westfield, Hamilton County, Indiana (the "Real Estate");

**WHEREAS**, the Commission has sent to the Common Council of the City of Westfield, Indiana (the "Common council") its recommendation adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2009;

**NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF WESTFIELD, INDIANA**, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

**SECTION 1. LEGISLATIVE INTENT.** Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the City of Westfield, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character, and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvements on-site so as to preserve desirable features; and
- G. Mitigate the problems that may be presented by specific site conditions.

**SECTION 2. EFFECT.** The development standards created by this Centennial North PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified

required along detention ponds or within gas pipeline easements. Trees planted along road frontage shall be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

**B. Perimeter Landscape Buffering**

1. Landscape buffering shall be required along the perimeter of the site as illustrated on the Landscape Buffering Plan in Exhibit D.
2. No perimeter landscape buffer shall be required along detention ponds or along the school property line.
3. Type A Buffer
  - a. The Type A Buffer is intended to physically separate and visually screen the Real Estate from the adjoining residential land uses.
  - b. The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree:shrub). At least 50% of the required tree planting shall be evergreen trees.
  - c. Where the buffer abuts existing woodlands at least 50 feet deep, the buffer shall be a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree:shrub). At least 50% of the required tree planting shall be evergreen trees.
  - d. Plantings required to be placed in the Type A buffer shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
4. Type B Buffer
  - a. The Type B Buffer is intended to soften the visual appearance of the rear yards of homes from adjacent streets external to the Real Estate. This type of buffer is not required by the standard landscape ordinance.
  - b. The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree per thirty (30) linear feet of buffer. At least 50% of the required planting shall be evergreen trees.
  - c. Plantings required to be placed in the Type B buffer shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

**C. Parking Lot Landscaping**

1. Accessory parking lots, if any, shall be located at the interior of the site shall not be required to comply with the parking lot landscaping requirements of the Zoning Ordinance.

**SECTION 9. SIGNAGE STANDARDS.** The Real Estate shall be permitted a maximum of 64 square feet of sign area on one or more monument signs per entrance. The monument sign(s) shall not exceed nine (9) feet in height.

**SECTION 10. CONCEPTUAL LAND PLAN AND DEVELOPMENT OF REAL ESTATE.** The Development Plan for the Real Estate shall be submitted and approved in one (1) phase pursuant to the Conceptual Land Plan. The Development Plan for the Real Estate may be submitted at any time within three (3) years from the enactment of this Centennial North PUD, without the need for an extension of time from the Plan Commission; however, a Development Plan for the Real Estate may not be submitted more than three (3) years after the date of the enactment of this PUD Ordinance, without an extension of time from the Plan Commission.

ALL OF WHICH IS ORDAINED by the Common Council of the City of Westfield, Indiana,  
this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**COMMON COUNCIL OF THE CITY OF WESTFIELD**

Aye

Nay

_____	_____ John Dippel _____	_____
_____	_____ Steve Hoover _____	_____
_____	_____ Robert L. Horkay _____	_____
_____	_____ Ken Kingshill _____	_____
_____	_____ Bob Smith _____	_____
_____	_____ Tom Smith _____	_____
_____	_____ Rob Stokes _____	_____

APPROVED and signed by the Mayor of the City of Westfield, Hamilton County,  
Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

\_\_\_\_\_  
J. Andrew Cook, Mayor  
City of Westfield, Indiana

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer  
City of Westfield, Indiana

## **EXHIBIT A**

### **ARCHITECTURAL STANDARDS FOR AREA A**

#### **A. Architectural Standards**

1. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.
2. Roof Form and Overhangs
  - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
  - b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.
3. Design Objectives. Residences shall be required to meet the following:
  - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street per Section 6e below.
  - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. Garage Composition and Orientation
  - a. All residences shall have a minimum two car attached garage.
  - b. Front load and side load garages shall be permitted.
5. Typical Lot Landscaping
  - a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.
6. Exterior Surfaces
  - a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
  - b. Generally, all homes shall have masonry or equivalent, fiber cement siding, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style dictates otherwise.
  - c. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

- iii. Roofline direction change or roofline height change greater than sixteen inches (16") or two (2) or more roof planes;
  - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
  - v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a four foot return on the first floor;
  - vi. Three or more windows on the façade;
  - vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
  - viii. Bay window;
  - ix. Transom window(s);
  - x. Veranda/balcony;
  - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - xii. Exterior chase fireplace.
  - xiii. Architectural treatment on gable ends; or
  - xiv. Sunroom or screened porch.
- e. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Covered open or screened porch (minimum size ten foot by ten foot, includes porches with arbor or similar roof treatments);
  - ii. Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
  - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (includes homes incorporating two (2) or more architectural breaks);
  - iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

## **EXHIBIT B**

### **ARCHITECTURAL STANDARDS FOR AREA B**

#### **A. Architectural Standards**

1. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.
2. Roof Form and Overhangs
  - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
  - b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.
3. Design Objectives. Residences shall be required to meet the following:
  - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street per Section 6e below.
  - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. Garage Composition and Orientation
  - a. All residences shall have a minimum two car attached garage.
  - b. Front load and side load garages shall be permitted.
5. Typical Lot Landscaping
  - a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.
6. Exterior Surfaces
  - a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
  - b. Generally, all homes shall have masonry or equivalent, fiber cement siding, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style dictates otherwise.
  - c. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

- iii. Roofline direction change or roofline height change greater than sixteen inches (16") or two (2) or more roof planes;
  - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
  - v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a four foot return on the first floor;
  - vi. Three or more windows on the façade;
  - vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
  - viii. Bay window;
  - ix. Transom window(s);
  - x. Veranda/balcony;
  - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - xii. Exterior chase fireplace.
  - xiii. Architectural treatment on gable ends; or
  - xiv. Sunroom or screened porch.
- e. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Covered open or screened porch (minimum size ten foot by ten foot, includes porches with arbor or similar roof treatments);
  - ii. Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
  - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (includes homes incorporating two (2) or more architectural breaks);
  - iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

## EXHIBIT C

### DEVELOPMENT STANDARDS



Development Standard	Area A	Area B
Minimum Lot Width at Building Line	60'	80'
Minimum Lot Depth	125'	125'
Minimum Lot Frontage on Street	45'	50'
Minimum Lot Area	7,500 s.f.	10,000 s.f.
Minimum Front Yard Setback	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Rear Yard Setback	20'	20'
Maximum Building Height	35'	35'
Minimum Separation between Buildings	12'	12'
Minimum Living Space for One Story Homes	1,340 s.f.	1,600 s.f.
Minimum Living Space for Two Story Homes	1,760 s.f.	2,000 s.f.

# Concept Plan

Centennial North

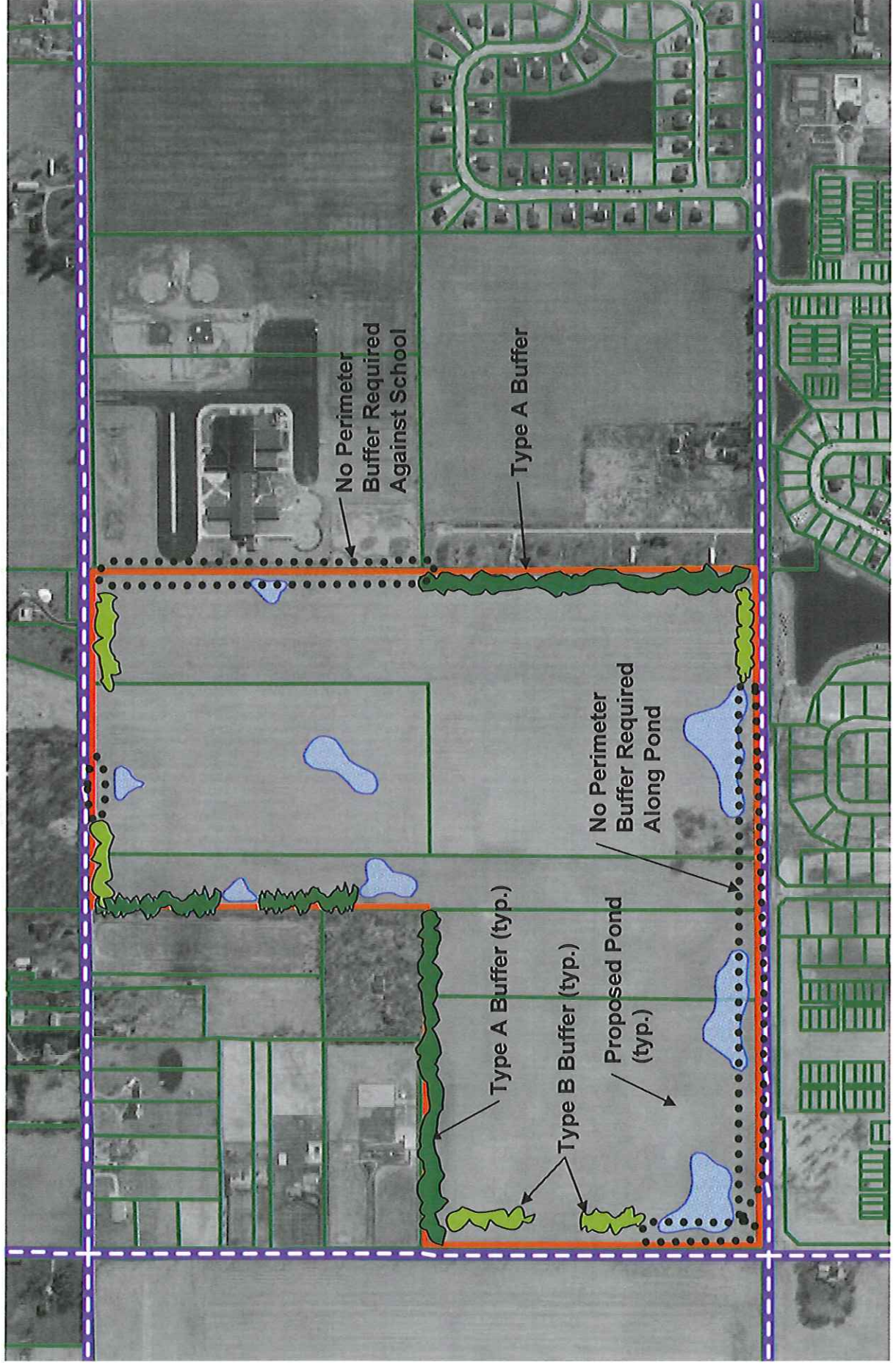
## Concept Plan

### Legend

-  Area A - 60' Wide Lots
-  Area B - 80' Wide Lots



# Landscape Buffering



## **EXHIBIT F**

### **DEVELOPMENT PLAN REVIEW (DPR) PROVISIONS**

This exhibit will contain the Development Plan Review (DPR) Provisions of the Zoning Ordinance, found in Section 16.04.165 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

## **EXHIBIT H**

### **LIGHTING STANDARDS**

This exhibit will contain the Lighting Standards of the Zoning Ordinance, found in Sections 16.07.010 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.